

092.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

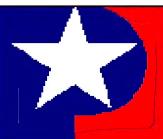
827,400 / 827,400

USE VALUE:

827,400 / 827,400

ASSESSED:

827,400 / 827,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
127		HEMLOCK ST, ARLINGTON

Legal Description		User Acct
		59359
GIS Ref		
GIS Ref		
Insp Date		10/17/18
10/17/18		

**OWNERSHIP**

Unit #:

Owner 1: O LEARY PATRICK J	
Owner 2: O LEARY KIMBERLEY J	
Owner 3:	

Street 1: 127 HEMLOCK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: RELF DORIS B -

Owner 2: -

Street 1: 1 KING STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2019 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5279	Sq. Ft.	Site			0	70.	1.10	5									404,861						404,900	

Total AC/Ha: 0.12119

Total SF/SM: 5279

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 404,861

Spl Credit

Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

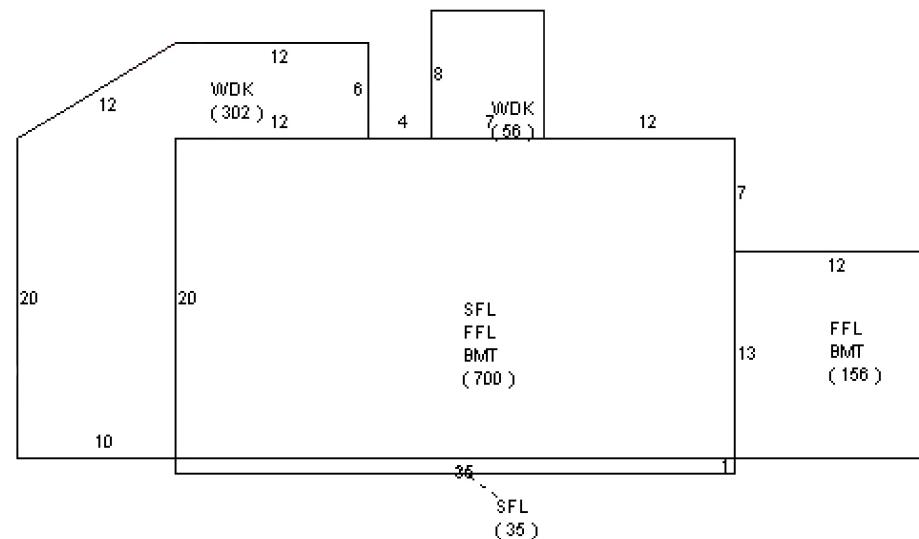
Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	PURPLE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Poor

**COMMENTS**

PDAS.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1960
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Total:	25 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****4.6 %****4.6 %****4.6 %****4.6 %****4.6 %****4.6 %****REMODELING****RES BREAKDOWN****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****No Unit RMS BRS FL****1 9 4****Totals****1 9 4****CALC SUMMARY****Basic \$ / SQ:****Size Adj.:****Const Adj.:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Deprecated Total:****COMPARABLE SALES****Rate Parcel ID Typ Date Sale Price****WtAv\$/SQ: AvRate: Ind.Val****Juris. Factor: Before Depr: 182.92****Special Features: 0 Val/Su Net: 150.20****Final Total: 421300 Val/Su SzAd 264.80****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	856	72.710	62,241	BMT	100	RRM		50 A
FFL	First Floor	856	182.920	156,582					
SFL	Second Floor	735	182.920	134,448					
WDK	Deck	358	8.770	3,140					
					Net Sketched Area:	2,805	Total:	356,411	
					Size Ad	1591	Gross Area	2805	FinArea 2019

**PARCEL ID**

092.0-0002-0006.0

**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: Model: Serial #: Year: Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
8	Pool A-O	D	Y	1	30	A	AV	2000	47.92	T	15.2	101			1,200		1,200	

More: N

Total Yard Items:

1,200

Total Special Features:

Total:

1,200